

SOMERSWORTH PLANNING BOARD
MINUTES OF SITE WALK
August 12, 2021 at 5:30pm

Site walk of the property located at 279 Green Street to review the site for the proposed 5 lot conventional subdivision by special use permit for a property located at 279 Green Street, in the Residential Single Family (R1) District, Assessor's Map 18 Lot 45, SUB#05-2020

MEMBERS PRESENT: Ron LeHoullier, Chair Jason Barry, Bob Belmore-City Manager, David Witham, City Council Representative and Mark Richardson (6:20 pm), Harold Gupill- Vice Chair, Keith Perkins – Alternate and Chris Horton, Jeremy Rhodes, Paul Goodwin- Alternate

EXCUSED MEMBERS: Paul Robidas

STAFF PRESENT: Michelle Mears, Director Development Services

ABUTTERS PRESENT: Gaberiel Smith (3 Molly Lane), Douglas Spence (3 Molly Lane) Taryn Chasse-Decken (162 Old Dover Rd. Rochester), Monique Chasse (281 Green Street), Pam Chasse, Spener Kilgour (277 Green Street), Sebastian Cody (273 Green Street), Lorraine Beaudoin (275 Green Street), Robin Brown (281 Green Street)

The Somersworth Planning Board conducted a site walk on Thursday August 12, 2021 at 5:30 PM at 279 Green Street.

The site walk began at 5:30 p.m.

Doug LaRosa of Civil Works NE was in attendance to represent the application. Mr. LaRosa addressed the Board and described the project and showed where the road would be built and general location of the five lots.

The Board asked that the applicant review the following issues as related to the application: drainage, lot layouts, road profile, traffic, and buffer.

Mr. LaRosa explained the watershed and drainage plan which is under review by third party engineer Horsley Witten. He explained the three drainage areas on the site there are three drainage areas North of the site water runs south thru the subdivision and will be captured in the deep subcatch basin.

Goodwin asked about the general lot layouts on site.

LaRosa explained the layout and the treeline along the gravel driveway that will be cut to put in the City Road.

Rhodes stated that the major concerns of the project include: drainage, high seasonal water table, erosion controls, buffer area, zoning and ZBA decision (which will be addressed in the Planning Board packet), lot configuration, buffer, and special use permit.

The Planning Board visited the Sunningdale Detention Pond to visually see what the bioretention area in context to 279 Green Street.

Mears clarified that Horsley Witten will be at the next Planning Board meeting to answer questions from the Planning Board or abutters.

The Planning Board went and looked at the area where the bioretention area is being proposed.

LaRosa explained the material, size, and depth of the bioretention area being proposed at 279 Green Street. LaRosa stated the drainage study shows that they are decreasing the rate and volume by slowing the water down, filtering and letting it out to reduce peak and volume, the water will go along granite curb, into catch basins, into a cross culvert, into plunge pool, to bio-retention basin, filter the water, underneath is a liner and water will, be brought to 50' wetland buffer into another plunge pool to reduce velocity, down slope to existing culvert.

Belmore stated the way the HOA is written it states the maintenance of the cul-de-sac would be attached to a lot and that should be made clear. He stated he personally does not want the City to take over the cul-de-sac or drainage area.

LaRosa explained the width of the proposed street and the area that vegetation would be removed. He also showed the proposed lot 1.

The Planning Board visited Green Street and where the new City street is being proposed.

LaRosa reviewed the road profile, traffic conditions 10 trips per house per day, culvert, and granite curbing.

Rhodes questions the special use permit to have a traditional subdivision vs conservation subdivision and asked the applicant to prepare to discuss this at the next Planning Board meeting.

Site walk adjourned at 6:30 pm.

Respectfully submitted:

Michelle Mears, Director of Planning and Community Development
Somersworth Planning Board